



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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DONALD L. WOLFE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

January 19, 2006

IN REPLY PLEASE

REFER TO FILE: **PM-1**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**TED WATKINS PARK POOL RENOVATION
CATEGORICAL EXEMPTION - AWARD AGREEMENT
SPECS. 6773; C.P. 86748
SUPERVISORIAL DISTRICT 2
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Find that the project is categorically exempt under the California Environmental Quality Act in accordance with Section 15301 Existing Facilities, Class 1 (a), (d), and (l) (4) and Section 15302 Replacement or Reconstruction, Class 2 (c), and the County of Los Angeles Environmental Procedures and Guidelines adopted by your Board on November 17, 1987.
2. Approve the project budget of \$5,811,523 and authorize the Director of Public Works to carry out the project.
3. Award and authorize the Director of Public Works to execute an Agreement with Frank R. Webb Architects, Inc., to provide design and consultant services for the Ted Watkins Park Pool Renovation project for a not-to-exceed fee of \$489,310, funded by C.P. 86748, and establish the effective Agreement date following receipt of insurance certificates filed by the consultant.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will allow Public Works to proceed with the design of the project. The recommended Architect/Engineer Services Agreement with Frank R. Webb Architects, Inc., will provide basic design services for the Ted Watkins Pool Renovation project.

The Ted Watkins Pool is located at 1335 East 103rd Street, Los Angeles, California. The proposed project consists of renovating the existing one-story dressing room building and outdoor swimming pool. The dressing room building renovation includes replacing all plumbing and light fixtures, mechanical equipment, interior and exterior finishes, roofing, and skylight. The pool renovation includes replacing the pool deck. The 1,200-square-foot, one-story pool equipment building is in extremely poor condition and will be demolished. Depending on the findings of the geotechnical investigation, the new pool equipment will be either housed within the reconstructed equipment building or relocated within the existing pool building area. We plan to use Job Order Contracts approved by your Board to provide the renovation construction.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goal of Organizational Effectiveness as these actions will enhance operations to provide better service to the community.

FISCAL IMPACT/FINANCING

The recommended Agreement with Frank R. Webb Architects is to provide design and consultant services for a not-to-exceed fee of \$489,310. Sufficient funds are available in the 2005-06 Capital Project Budget under C.P. 86748. The project is funded from \$3,769,068 in Second District Capital Project net County cost and \$2,042,455 in Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000 (State Proposition 12) Per Capita Grant funds.

The total cost of the project, including plans and specifications, plan check, construction, equipment, consultant services, and County services, is currently estimated at \$5,811,523. The Project Schedule and Budget Summary are included in the enclosure.

The total project cost includes the 1 percent of design and construction costs to be allocated to the Civic Art Special fund per your Board's Civic Art Policy, adopted December 7, 2004.

Operating Budget Impact:

Based on the project scope of work, the Department of Parks and Recreation does not anticipate any one-time, start-up or ongoing costs. The nature of the improvements is to replace and refurbish existing infrastructure, which will be maintained and operated with existing staff and resources.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for award of this Agreement, Frank R. Webb Architects is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under Federal income tax laws.

As required by your Board, the project cost includes the 1 percent of design and construction costs to be allocated to the Civic Art Special fund per your Board's Civic Art Policy, adopted December 7, 2004.

Frank R. Webb Architects is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

The proposed project has been reviewed and determined to be categorically exempt under CEQA in accordance with Section 15301 Existing Facilities, Class 1 (a), (d), and (l) (4) and Section 15302 Replacement or Reconstruction, Class 2 (c), and the County of Los Angeles Environmental Procedures and Guidelines adopted by your Board on November 17, 1987. A Notice of Exemption will be filed with the Registrar-Recorder/County Clerk.

CONTRACTING PROCESS

On August 23, 2005, the Architectural Evaluation Board recommended 17 firms to be considered for performing the professional services for the project. On October 31, 2005, technical proposals for services were requested from these firms. Seven firms submitted proposals for consideration. The proposals were evaluated by a panel of members from Parks and Recreation and Public Works based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements. The evaluations were done without regard to race, creed, color, or gender. Based on the review and evaluation of the proposals, Frank R. Webb Architects was found to be the best qualified to perform these services.

On February 3, 1998, your Board requested that Contract opportunities be listed on the Office of Small Business website. However, this Contract opportunity was not listed on the website because the AEB evaluation process was used. This process was established by your Board to ensure that firms are selected on an equitable and impartial basis to provide design and consultant services. Public Works uses the Doing Business with Us website to offer general consultant opportunities, and the AEB supplements its business listing of architectural firms from the website information.

Frank R. Webb Architects has agreed to provide the recommended services for a not-to-exceed fee of \$489,310. The construction administration portion of the fee will be billed during the construction phase and only after authorization to proceed with construction. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

Public Works has evaluated and determined that the County Code Chapter 2.201 (Living Wage Program) does not apply to the recommended Agreement as this Agreement is for non-Proposition A services.

Frank R. Webb Architects' Community Business Enterprises participation data and three-year contracting history are on file with Public Works.

The State Labor Code requires contractors to pay prevailing wage rates to all persons employed on Public Works contracts.

The Honorable Board of Supervisors
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects during the performance of the recommended services. Construction activity is scheduled to begin after the 2006 swim season and be completed prior to the 2007 swim season.

CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Parks and Recreation, and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

RUSS GUINEY
Director of Parks and Recreation

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Enc.

cc: County Counsel
Department of Public Social Services (GAIN/GROW Program)
Office of Affirmative Action Compliance

January 19, 2006

ENCLOSURE

**TED WATKINS PARK POOL RENOVATION
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I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Project Program	07/14/05*
Design	
Contract Execution	02/06/06
Construction Documents	07/20/06
Jurisdictional Approvals	08/14/06
Construction Award	10/30/06
Construction	
Substantial Completion	05/08/07
Acceptance	06/14/07

*Indicates completed activity.

II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget
Land Acquisition	\$ -
Construction	
(a) Construction Contract	\$ 4,250,000
(b) Change Order Contingency	640,000
Subtotal	\$ 4,890,000
Equipment	\$ 6,000
Plans and Specifications	
Programming	\$ 20,000
Basic Design Services	\$ 465,410
Additional Services	\$ 23,900
Subtotal	\$ 509,310
Consultant Services	\$ 65,000
Plans Check and Jurisdictional Reviews	\$ 8,000
Miscellaneous Expenditures	\$ 8,000
County Services	\$ 277,213
Civic Art	\$ 48,000
TOTAL	\$ 5,811,523